

Under Contract



Lot 8 & 9 Crowley Vale Road, Crowley Vale



10,027msq HARDSTAND + TWO SHEDS | PRIME WARREGO ACCESS / For Tender

Purpose-built hardstand and shed facility in a strategic location with excellent access to the Warrego Highway (both directions). Secure, functional and ready to operate, this fully fenced site is ideal for businesses needing serious yard space, shed capacity and easy B-double/truck movement, with flexibility provided by **Multiple Use** zoning.

Set on a **10,027m² holding across two titles**, the property has been configured for heavy-duty use with **over 3,000m² of concreted hardstand** and the balance **graveled hardstand**—perfect for parking and turning, container set-down, machinery storage, dispatch/loading operations, and general laydown.

The improvements include a substantial, enclosed **main shed measuring 36.5m x 13m** with **5.2m to the gutter**, offering excellent internal volume for warehousing, workshop operations, racking, or covered storage. The shed is **fully concreted**, enclosed for security and weather protection, and supported by **3-phase power** to accommodate higher-demand equipment and operations.

Complementing this is a **second shed (approx. 9m x 15m)**, also **powered and fully concreted**, providing valuable additional workspace, storage, or segregation for parts, tools, packaging, or ancillary operations. An **on-site toilet** adds immediate practicality for staff and contractors, while the **fully fenced compound** offers security and controlled access for vehicles, equipment and stock.

A standout bonus for investors: **the current vendor is willing to lease the property back for 12 months**, providing an **8% return on the sale price** (subject

 20  10,027 m²

Price For Tender / Ends 16th Feb 2026 at 4:00pm

Property Type Residential

Property ID 2122

Land Area 10,027 m²

Agent Details

Ramon Bachmann - 0412 751 590

Office Details

Laidley
150 Patrick Street Laidley QLD 4341
Australia
0754651493



to agreed lease terms), offering immediate income while you plan longer-term operations or tenancy options.

Highlights include:

- **10,027m²** landholding across **two titles**
- **Over 3,000m² concreted hardstand** + balance **graveled hardstand**
- Designed for **trucks, plant, containers, storage and dispatch**
- **Main shed:** 36.5m x 13m, enclosed, **5.2m to gutter, fully concreted, 3-phase power**
- **Second shed:** approx. 9m x 15m, **powered and concreted**
- **On-site toilet**
- **Fully fenced** for security and operational control
- **Multiple Use zoning** supporting a wide range of commercial activities
- **Excellent Warrego Highway access in both directions**
- **Vendor leaseback available: 12 months at 8% return** of the sale price (subject to terms)
- Tender ends on the 16th of February 2026 / The Vendor reserves the right to accept an offer at any time prior to Tender close date

Perfect for: distribution centre, logistics depot, transport/fleet base, warehousing overflow, contractor yard, equipment storage, or a staging facility.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.